



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

July 19, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 July 19, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION-RELATED CONTRACT
AWARD AS-NEEDED INSPECTION CONSULTANT SERVICES AGREEMENTS
FOR VARIOUS HEALTH RELATED PROJECTS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Approving the recommended actions will provide as-needed Office of Statewide Health Planning and Development Inspector of Record inspection consultant services to support various County projects. These services will support various ongoing and upcoming healthcare projects at the medical campuses of, but not limited to, Harbor UCLA; Olive View-UCLA; LAC+USC; Martin Luther King, Jr.; and Rancho Los Amigos National Rehabilitation Center.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed recommendations are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and the record of the project.
2. Award and authorize the Director of Public Works or her designee to execute consultant services agreements for as-needed Office of Statewide Health Planning and Development Inspector of Record services with LTJ Designs and Consulting Inc. and RF10 Inspection Inc. for various ongoing and upcoming healthcare projects at the medical campuses of, but not limited to, Harbor-UCLA; Olive View-UCLA; LAC+USC; Martin Luther King, Jr.; and Rancho Los Amigos Rehabilitation Center. Each consultant services agreement shall be for a not-to-exceed amount of \$5 million and an aggregate not-to-exceed amount of \$10 million for the two firms. The initial term of each consultant services agreement is 3 years, commencing upon the full execution of the agreement, with two 1-year extension options for each firm to be exercised at the discretion of the County. The expiration

of the consultant services agreement is subject to the following condition: Where services for a given project have been authorized by the County, but are not completed by the consultant prior to the stated expiration date, the expiration date will be automatically extended solely to allow for the completion of such services. The County may authorize unforeseen additional services and extend the agreement expiration date as necessary to complete those services when the unforeseen additional services are directly related to the initial scope of work and are necessary for the completion of a given project.

3. Delegate authority to the Director of Public Works or her designee to exercise the two 1-year extension options on the agreements at the discretion of the Director of Public Works or her designee based upon the level of satisfaction with the services provided.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works to award consultant services agreements to perform as-needed Office of Statewide Health Planning and Development (OSHPD) Inspector of Record (IOR) services for various healthcare projects.

Public Works has several ongoing projects and anticipates upcoming healthcare construction projects at the Harbor-UCLA Medical Center campus; Olive View-UCLA Medical Center campus; LAC+USC Medical Center; Martin Luther King, Jr., Medical Center; and Rancho Los Amigos National Rehabilitation Center that will require compliance with the construction documents and building code requirements mandated by OSHPD. Approval to utilize IOR consultants will provide assurance that the materials, products, and processes used by the contractors comply with OSHPD code requirements and standards.

The execution of the agreements with the two consultants will allow for the flexibility to assign the consultants to different healthcare projects on an as-needed basis. These agreements are an efficient means of providing as-needed OSHPD IOR services for both large and small projects at the various medical center campuses.

The scope of work for the OSHPD IOR consultant services includes continuous observation during construction to assure that all work is constructed and completed in strict conformity with the drawings, specifications, and jurisdictional agency requirements.

There are several current and upcoming significant healthcare projects that will require these services, either immediately or in the near future. Upcoming projects that will require these services include the implementation of multiple projects related to the Harbor-UCLA Master Plan, remodel projects at LAC+USC Medical Center, deferred maintenance work, the Department of Health Services Radiology Program, and pharmacy upgrades at various medical campuses.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as these agreements will support inspection services that will ensure that the projects are built in accordance with the construction documents and are code compliant.

FISCAL IMPACT/FINANCING

The recommended two agreements are each for a \$5 million not-to-exceed amount for a duration not to exceed 3 years each with the option to extend the contract for up to two additional 1-year terms.

Sufficient funds are available in the approved projects budget and will be available in the Capital Projects Budget for upcoming projects to fund the recommended agreements. Financing will be provided by the various upcoming projects.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant services agreement, in a form previously approved by County Counsel, will be used. The agreement will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Contractor Employee Jury Service Program, and the Los Angeles County's Child Support Compliance Program.

A copy of the Request for Proposals (RFP) for this solicitation was submitted to the appropriate union for review. The union has not asked to meet with Public Works regarding this solicitation.

ENVIRONMENTAL DOCUMENTATION

The recommended action is not subject to the California Environmental Quality Act (CEQA) because it is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions involve an administrative activity of government, which will not result in direct or indirect physical changes to the environment. Additionally, the proposed action is a government funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. Services under these agreements will only be utilized in connection with projects that have already been approved by the Board and for which appropriate findings under CEQA have been made, as necessary.

CONTRACTING PROCESS

On December 15, 2014, Public Works issued an RFP for as-needed OSHPD IOR services for various healthcare projects. The RFP was advertised on the County's Doing Business with Us and Public Works' Contract Opportunities websites. Eleven firms registered on Public Works' website for this RFP. On January 12, 2015, a total of nine proposals were submitted for evaluation. The proposals were evaluated by an evaluation committee from Public Works. After evaluation of the written proposals, the evaluation committee determined the top six firms that would move onward to the oral interview portion of the evaluation. On July 13, 2015, and July 15, 2015, oral interviews were held with the top six firms. On August 28, 2015, the evaluation committee finalized their determination of the highest rated firms for OSHPD IOR services to be LTJ Designs and Consulting Inc. (LTJ) and RF10 Inspection Inc. (RF10). Both firms are certified Small Business Enterprises.

This recommendation is based on the overall technical expertise, proposed work plans, experience, personnel qualifications, understanding of work requirements, and price.

LTJ's and RF10's 3-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of authorizing the award of the recommended as-needed inspection consultant services agreements. Authorizing the recommended agreements will allow Public Works to facilitate delivery of the construction for the various healthcare projects approved or to be approved in the future by the Board.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER

Director

GF:AM:ms

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office
Department of Health Services